

MINUTES OF DELL RAPIDS PLANNING COMMISSION  
Tuesday, February 10<sup>th</sup>, 2015 – 7:00 PM

The regular meeting of the Dell Rapids Planning Commission was held at City Council Chamber on Tuesday, February 10<sup>th</sup>, 2015 with the following members present; Chairman Roger Dearduff, Bob Lamberty, Tom Schwebach, Rod Pierson, Paul Zweifel.

Chairman Dearduff called the meeting to order at 7:00 p.m.

- I. Motion by Schwebach second by Pierson to approve the January 27<sup>th</sup>, 2014, Planning Commission Minutes. Upon voice vote all members present voted aye. Motion carried.
- II. Visitors to Be Heard: No visitors were present to be heard.
- III. Public Hearing – Zoning Ordinance Amendment – Section 1.05 - Penalty for Violation: Zoning Administrator Weiland presented the Planning Commission with an Ordinance amendment to the 2011 Zoning Ordinance that addressed establishing a fine for violation of the ordinance. Section 1.05 states that a violation of the zoning ordinance will proceed with up to a \$200 fine per day of violation. This fine is of a criminal nature The current zoning ordinance requires a resolution to set a civil fine by the City Council. After research into civil penalty procedures it was determined to revert to the previous method of assessing fines by criminal penalty. Motion by Schwebach Second by Pierson to recommend approval to the City Council the adoption of the Zoning Ordinance Amendment as presented. Upon Voice Vote 3 Yays – 2 Nays. Motion Carried.
- IV. Public Hearing – Timber Ridge Addition – Preliminary Plan Amendment: Zoning Administrator Weiland presented the Planning Commission with an amended preliminary plan for the Timber Ridge Development. The Dells Investment Group is seeking approval to alter lot lines within the development to create larger lots. Specifically on 14th Street, DIG is requesting to take 6 lots planned for 80 feet wide, eliminating 1 lot and creating 5, 100 feet wide lots. The same plan will occur with lots abutting 15<sup>th</sup> Street, by eliminating one lot and creating 90 feet wide lots, as opposed to the 80 feet wide lots previously preliminarily planned. Finally DIG is also requesting to create 5 separate lots within Block 5. The changes to the preliminary plan, proposed by DIG, don't alter the streets, the utilities or the drainage. The purpose of amending the preliminary plan is to seek Administrative approval of platting when plats are submitted. Motion by Zweifel Second by Schwebach to approve the request to amend the preliminary Plan for the Timber Ridge Development. Upon Voice Vote all members present voted Aye. Motion Carried.
- V. Motion by Pierson to adjourn. Seconded by Schwebach. Chairman Dearduff declared the meeting adjourned at 7:18 p.m.

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Justin Weiland  
Zoning Administrator

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Roger Dearduff  
Chairman

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